

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 54 | | YERXA RD, ARLINGTON |

OWNERSHIP

| | | | | | |
|-----------|-----------------------|--------|--|----------|---|
| Owner 1: | POIRIER DAVID J--ETAL | | | | |
| Owner 2: | POIRIER KELLY A | | | | |
| Owner 3: | | | | | |
| Street 1: | 54 YERXA RD | | | | |
| Street 2: | | | | | |
| Twn/City: | ARLINGTON | | | | |
| St/Prov: | MA | Cntry: | | Own Occ: | Y |
| Postal: | 02474 | | | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|--------|--|--|
| Owner 1: | | | |
| Owner 2: | | | |
| Street 1: | | | |
| Twn/City: | | | |
| St/Prov: | Crtry: | | |
| Postal: | | | |

NARRATIVE DESCRIPTION

This parcel contains 7,589 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Wood Shingle Exterior and 4173 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 Half Bath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 3 | Below Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.17422 | Total SF/SM: | 7589 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 453,368 | Spl Credit | Total: | 453,400 |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|-----------|--------------------------------|------------|------------|----------------|-------------------|-----------|
| 101 | 7589.000 | 559,300 | | 453,400 | 1,012,700 | | 64343 |
| | | | | | | | GIS Ref |
| | | | | | | | |
| | | | | | | | GIS Ref |
| Total Card | 0.174 | 559,300 | | 453,400 | 1,012,700 | Entered Lot Size | |
| Total Parcel | 0.174 | 559,300 | | 453,400 | 1,012,700 | Total Land: | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 242.67 | /Parcel: 242.6 | Land Unit Type: | Insp Date |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|----------|---------|
| 2020 | 101 | FV | 559,200 | 0 | 7,589. | 453,400 | 1,012,600 | 1,012,600 | Year End Roll | 12/18/2019 | PRINT | |
| 2019 | 101 | FV | 407,800 | 0 | 7,589. | 459,800 | 867,600 | 867,600 | Year End Roll | 1/3/2019 | | Date |
| 2018 | 101 | FV | 407,800 | 0 | 7,589. | 343,300 | 751,100 | 751,100 | Year End Roll | 12/20/2017 | 12/10/20 | 22:36:1 |
| 2017 | 101 | FV | 236,200 | 0 | 7,589. | 310,900 | 547,100 | 547,100 | Year End Roll | 1/3/2017 | LAST REV | |
| 2016 | 101 | FV | 236,200 | 0 | 7,589. | 297,900 | 534,100 | 534,100 | Year End | 1/4/2016 | | Date |
| 2015 | 101 | FV | 222,100 | 0 | 7,589. | 252,600 | 474,700 | 474,700 | Year End Roll | 12/11/2014 | 06/27/17 | 15:57:4 |
| 2014 | 101 | FV | 222,100 | 0 | 7,589. | 239,600 | 461,700 | 461,700 | Year End Roll | 12/16/2013 | danam | |
| 2013 | 101 | FV | 222,100 | 0 | 7,589. | 228,000 | 450,100 | 450,100 | | 12/13/2012 | | |

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 6/27/2017 | Permit Visit | DGM | D Mann |
| 2/8/2017 | Measured | DGM | D Mann |
| 2/6/2017 | Permit Visit | DGM | D Mann |
| 9/20/2016 | Permit Visit | DGM | D Mann |
| 12/19/2008 | Meas/Inspect | 336 | PATRIOT |
| 11/20/1999 | Inspected | 264 | PATRIOT |
| 11/9/1999 | Mailer Sent | | |
| 10/19/1999 | Measured | 256 | PATRIOT |
| 7/27/1991 | | KT | |

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / ____ / ____



Patriot
Properties Inc.

USER DEFINED

| | | |
|---|----------------|-------|
| | Prior Id # 1: | 64343 |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| 8 | Prior Id # 1: | |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| | Prior Id # 1: | |
| 9 | Prior Id # 2: | |
| | Prior Id # 3: | |
| | ASR Map: | |
| | Fact Dist: | |
| | Reval Dist: | |
| | Year: | |
| | LandReason: | |
| | BldReason: | |
| | CivilDistrict: | |
| | Ratio: | |
| | | |
| | | |

PRINT

| Date | Time |
|----------|---------|
| 12/10/20 | 22:36:1 |

LAST REV

| Date | Time |
|----------|---------|
| 06/27/17 | 15:57:4 |

| |
|-------|
| danam |
| 8011 |

!8011!

